

Community Preservation Act Committee (CPAC)

Meeting Minutes

Thursday, 24 April 2014

COMMITTEE MEMBERS IN ATTENDANCE:

Peter Jessop (Chair), Mary Streeter (Vice Chair), Marilyn Blaustein, Paris Boice, Jim Brissette, Ellen Kosmer, Jim Oldham,

COMMITTEE MEMBERS ABSENT:

Sandra Anderson, Laura Lovett

STAFF AND OTHERS IN ATTENDANCE:

John Musante, Town Manager; David Ziomek, Assistant Town Manager and Conservation and Planning Director, Rita Farrell of Massachusetts Housing Partnership

Agenda items:

- Go into **Executive session under G.L.c30A, §21(a)(6) to consider purchase of real property; votes may be taken.** Rolling Green Project Update

Reopen regular session:

- Review Movers and Speakers to Warrant Article(s).
- CPA Plan Public Hearing
- Approve any minutes
- Topics the Chair did not reasonably anticipate 48 hours before the meeting

Meeting was called to order by the chair, Peter Jessop at 7:08 pm in the Room 101 (South Meeting Room) at the Bangs Center.

Marilyn Blaustein moved, with Mary Streeter seconding, to go into executive session under G.L.c30A, §21(a)(6) to hear a report on the status of plans the Rolling Green project and to discuss the CPA funding recommendation for that project. Members were polled and voted unanimously 7-0 in favor of entering executive session.

EXECUTIVE SESSION BEGAN AT 7:11 PM

EXECUTIVE SESSION ENDS AT 8:00 PM

Chair invites a motion on Preservation of Affordable Housing Units at Rolling Green

Jim Oldham moves, with Paris Boice seconding, to recommend at the June 2 Special Town Meeting a CPA expenditure of one million two hundred fifty thousand dollars (\$1,250,000) for the purpose described under Article 20, part C of the Warrant for the 2014 Annual Town Meeting:

*To see if the Town will vote to: (a) authorize the Select Board to acquire by purchase, gift, and/or eminent domain, permanent affordable housing restrictions encumbering forty-one (41) or more units in the Rolling Green apartments, located at 422 Belchertown Road and shown on Assessors Map 18A as Lot 43, requiring said units to be used to provide housing to persons earning no more than eighty percent (80%) of the Springfield Area Median Income; (b) appropriate ~~\$750,000~~ **\$1,250,000** from the Community Preservation Fund for the purpose of acquiring, creating, and/or supporting said community housing, and authorize the Treasurer, with the approval of the Select Board, to issue any bonds or notes that may be necessary for such purposes pursuant to G.L. 44B, §11, G.L. c. 44, and/or any other enabling authority; and (c) authorize the Select Board and/or the Town Manager to apply for and accept gifts and/or grants in any way connected with the scope of this acquisition, and to execute any and all instruments as may be necessary or appropriate to effectuate the foregoing acquisition.*

Committee voted unanimously, 7 in favor, 0 opposed, to support this recommendation.

Jim Brissette moves, with Marilyn Blaustein seconding, to recommend dismissal of our \$750,000 recommendation to Annual Town Meeting for Rolling Green if the Special Town Meeting approves the \$1.25 M recommendation

Committee voted unanimously, 7 in favor, 0 opposed, to support this recommendation.

Committee discussed presentations for CPA recommendations to Annual Town Meeting and assigned speakers to each of the recommendations.

Peter Jessop provided an update on the Housing Choice Voucher proposal: Housing and Sheltering Committee will probably recommend dismissal and in any case shortfall is closer to \$20-30,000, not the full \$150,000 of our recommendation. Housing Authority has received funding that will allow continued funding of Vouchers at 2013 level (118% of AMI). HUD regulations say if program is fully funding, Housing Authority can't accept other funds.

Discussion of planned public hearing on May 8:

Committee members and staff are uncertain if it has been published.

Mary Streeter and Ellen Kosmer both suggest that it would be good in any case to postpone the hearing in order for a subcommittee to work over the summer to plan the hearing with more time.

Other committee members agree: now is a very busy time of year and the hearing would be better if we have time to publicize more broadly and also prepare a presentation about the CPA program and how funds have been used in Amherst.

Peter Jessop proposes we keep the May 8 date on the calendar. If the Public Hearing has been posted, we have an obligation to meet. We can hear from any of the public who want to speak, and then continue the public hearing to a later date. In any case, we can

use the meeting to plan for the public hearing and also to discuss possible town-wide vote on increasing the CPA surcharge and to get updates on Town Meeting articles. There is consensus. No need to vote as meeting is already scheduled.

At 8:40, Mary Streeter moves, with Paris Boice seconding, to adjourn.
Vote is unanimous.

Future meetings: All future meetings will be in the Community Room at The Police Department from 7 pm to 9 pm unless otherwise indicated below:

May 8th, 2014- Room TBD

Handouts: None

Respectfully submitted by Jim Oldham